168.0	0008	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,038,700	/	1,038,700
USE VALUE:	1,038,700	/	1,038,700
ASSESSED:	1,038,700	/	1,038,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERSON HAROLD C III
Owner 2:	ROBERSON NOREEN D
Owner 3:	
Street 1:	147 CHARLTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,010 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1914, having primarily Vinyl Exterior and 3310 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14010.000	447,700	2,800	588,200	1,038,700
Total Card	0.322	447,700	2,800	588,200	1,038,700
Total Parcel	0.322	447,700	2,800	588,200	1,038,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.81 | /Parcel: 313.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111667
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0007.0

!13037!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,700	2800	14,010.	588,200	1,038,700	1,038,700	Year End Roll	12/18/2019
2019	101	FV	317,800	2900	14,010.	588,200	908,900	908,900	Year End Roll	1/3/2019
2018	101	FV	312,500	2900	14,010.	495,800	811,200	811,200	Year End Roll	12/20/2017
2017	101	FV	312,500	2900	14,010.	453,800	769,200	769,200	Year End Roll	1/3/2017
2016	101	FV	312,500	2900	14,010.	386,500	701,900	701,900	Year End	1/4/2016
2015	101	FV	304,800	2900	14,010.	336,100	643,800	643,800	Year End Roll	12/11/2014
2014	101	FV	304,800	2900	14,010.	310,900	618,600	618,600	Year End Roll	12/16/2013
2013	101	FV	304,800	2900	14,010.	295,800	603,500	603,500		12/13/2012

PRINT

Date	Time
12/11/20	03:03:00

LAST REV

Date	Time
08/30/18	11:43:45

apro

PAT ACCT. 13037

USER DEFINED

Prior Id # 1:	111667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIFFORD BRUCE	26362-183		5/31/1996		263,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2013	955	Solar Pa	17,600	C				
6/16/2006	475	Addition	93,000			G8	GR FY08	REAR & SIDE ADDS P
8/18/1995	486		20,000					REMODEL 1ST FLOOR
5/31/1995	163		22,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
7/10/2013	Info Fm Prmt	EMK	Ellen K
12/18/2008	Measured	189	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14010		Sq. Ft.	Site		0	70.	0.60	7									588,214						588,200	

Total AC/HA:	0.32163	Total SF/SM:	14010	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	588,214	Spl Credit		Total:	588,200

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

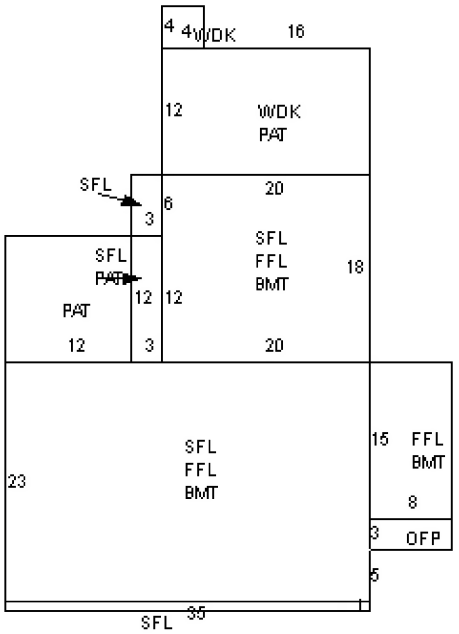
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

EST BMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.06354856
Const Adj.:	0.99989998
Adj $ / SQ:	143.565
Other Features:	103695
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550045
Depreciation:	102308
Depreciated Total:	447737

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.56
Special Features:	0	Val/Su Net:	98.96
Final Total:	447700	Val/Su SzAd	176.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,285	59.870	76,928
FFL	First Floor	1,285	143.560	184,481
SFL	Second Floor	1,254	143.560	180,030
PAT	Patio	420	3.140	1,320
WDK	Deck	256	9.910	2,536
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	4,524			Total:	446,351
Size Ad	2539	Gross Are	4524	FinArea	3310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
28	B-Ball Court	D	Y	1	34 X 40	G	GD	2000	2.33	T	11.4	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:	Total: 2,800

IMAGE

AssessPro Patriot Properties, Inc